

# UNOFFICIAL COPY

**Fidelity National Title OC24008409**

Doc#: 2417724089 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/25/2024 10:04 AM Pg: 1 of 3

Doc ID 20240601626501

ST/Co Stamp 0-233-680-176 ST Tax \$352.50 CO Tax \$176.25

## WARRANTY DEED ILLINOIS STATUTORY

### THE GRANTORS (NAME AND ADDRESS)

Andrew Karwaczka a/k/a Andy Karwaczka &  
Barbara Jaworowski-Karwaczka  
10805 S. 71st Court  
Worth, IL 60482

(The Above Space for Recorder's Use Only)

THE GRANTORS **Andrew Karwaczka a/k/a Andy Karwaczka and Barbara Jaworowski-Karwaczka**, husband and wife, of 10805 S 71st Court, Worth, IL 60482 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to **Edgar Ivan Solano Farias**, married to Reina Marisol Rosas Miranda, of 6126 South Tripo Avenue, Chicago, IL 60629, in fee simple forever, individually, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**LOT 9 IN THE RESUBDIVISION OF THE NORTH 458 FEET OF LOT 15 IN COUNTY CLERKS DIVISION OF LOT 2 IN THE SUBDIVISION OF THE NORTH HALF AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER IN SECTION 18, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Permanent Index Number(s): 24-18-316-002-0000

Property Address: 10805 S. 71st Court, Worth, IL 60482

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

**SUBJECT TO:** covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

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Dated this 17<sup>th</sup> day of June, 2024.

Andrew Karwaczka  
Andrew Karwaczka a/k/a Andy Karwaczka

Barbara Jaworowski-Karwaczka  
Barbara Jaworowski-Karwaczka

STATE OF ILLINOIS )  
) SS,  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Andrew Karwaczka a/k/a Andy Karwaczka and Barbara Jaworowski-Karwaczka personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 17<sup>th</sup> day of June, 2024.



[Signature]  
Notary Public



THIS INSTRUMENT PREPARED BY  
Sebastian Kos  
Sebastian Kos Law Office  
119 S. Vine Street  
Hinsdale, IL 60521

MAIL TO:

Edgar Solano Farias  
10805 S. 71st Court  
Worth, IL 60482

SEND SUBSEQUENT TAX BILLS TO:

Edgar Solano Farias  
10805 S. 71st Court  
Worth, IL 60482

# UNOFFICIAL COPY

**REAL ESTATE TRANSFER TAX**

12-Jun-2024



<b>COUNTY:</b>	176.25
<b>ILLINOIS:</b>	352.50
<b>TOTAL:</b>	528.75

24-18-316-002-0000

| 20240601626501 | 0-233-680-176

Property of Cook County Clerk's Office